

MEMORANDUM

January 11, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

14

Hearing Date: 1/16/73

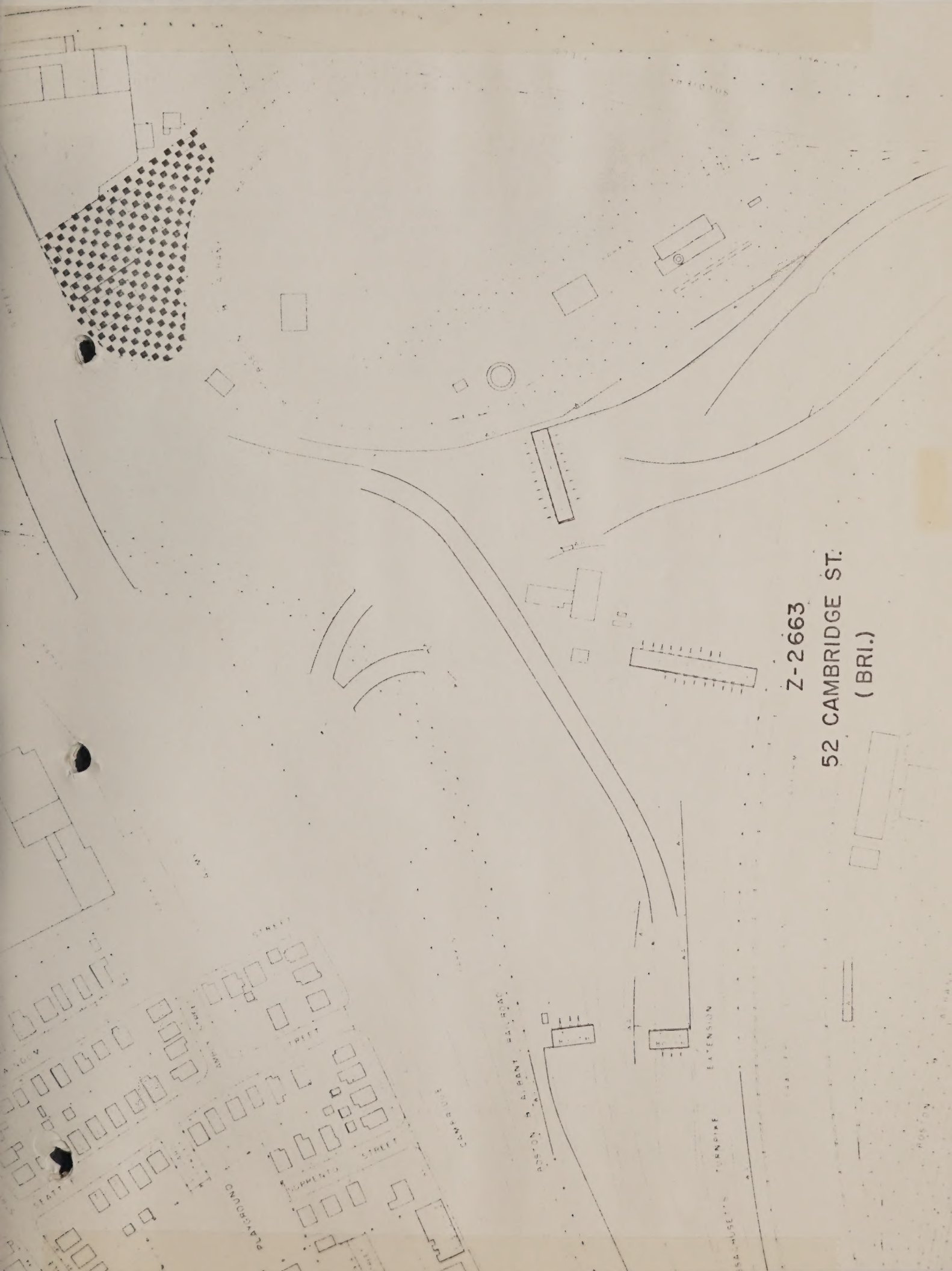
Petition No. Z-2663
Houghton Chemical Corporation
52 Cambridge Street, Brighton

Petitioner seeks a forbidden use and an extension of a non-conforming use to legalize twelve oil storage tanks, a loading platform and a use of premises in a light manufacturing (M-1) and an industrial (I-2) district. The proposal violates the code as follows:

- Section 8-7. Outdoor storage of flammables in excess of 15,000 gallons not surrounded by a seven foot high wall or tight fence is forbidden in an M-1 district.
- Section 9-1. An extension of a non-conforming use requires a Board of Appeal hearing.

The property, bounded by Cambridge Street, Soldiers Field Road and the Mass. Turnpike, has been used for the storage of chemicals, including flammables, for over fifty years, the last twelve by the petitioner. It is presently surrounded by a seven foot high chain link fence with barbed wire on top. Petitioner has indicated compliance with additional fencing requirements imposed by the Board of Appeal. The staff recommends that the use comply with all safety regulations of the City of Boston and the Commonwealth of Massachusetts and that the permit extend to the use of the petitioner only. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2663, brought by Houghton Chemical Corporation, 52 Cambridge Street, Brighton, for a forbidden use and an extension of a non-conforming use to legalize twelve oil storage tanks, a loading platform and a use of premises in a light manufacturing (M-1) and an industrial (I-2) district, the Boston Redevelopment Authority recommends approval provided that the use comply with all safety regulations of the City of Boston and Commonwealth of Massachusetts and that the permit extend to the use of the petitioner only.



Z-2663
52 CAMBRIDGE ST.
(BRI.)

Board of Appeal Referrals 1/11/73

Hearing Date: 1/23/73

Petition Nos. Z-2666-2667
Marcol Realty Trust
Joseph J. Colucci & Vincent
Marino
34 & 36 South Huntington Avenue
Roxbury

Petitioner seeks two conditional uses to combine buildings and change occupancy from six apartments and 18 lodgers to 16 apartments in an apartment (H-2) district. The proposal violates the code as follows:

34 & 36 South Huntington Avenue

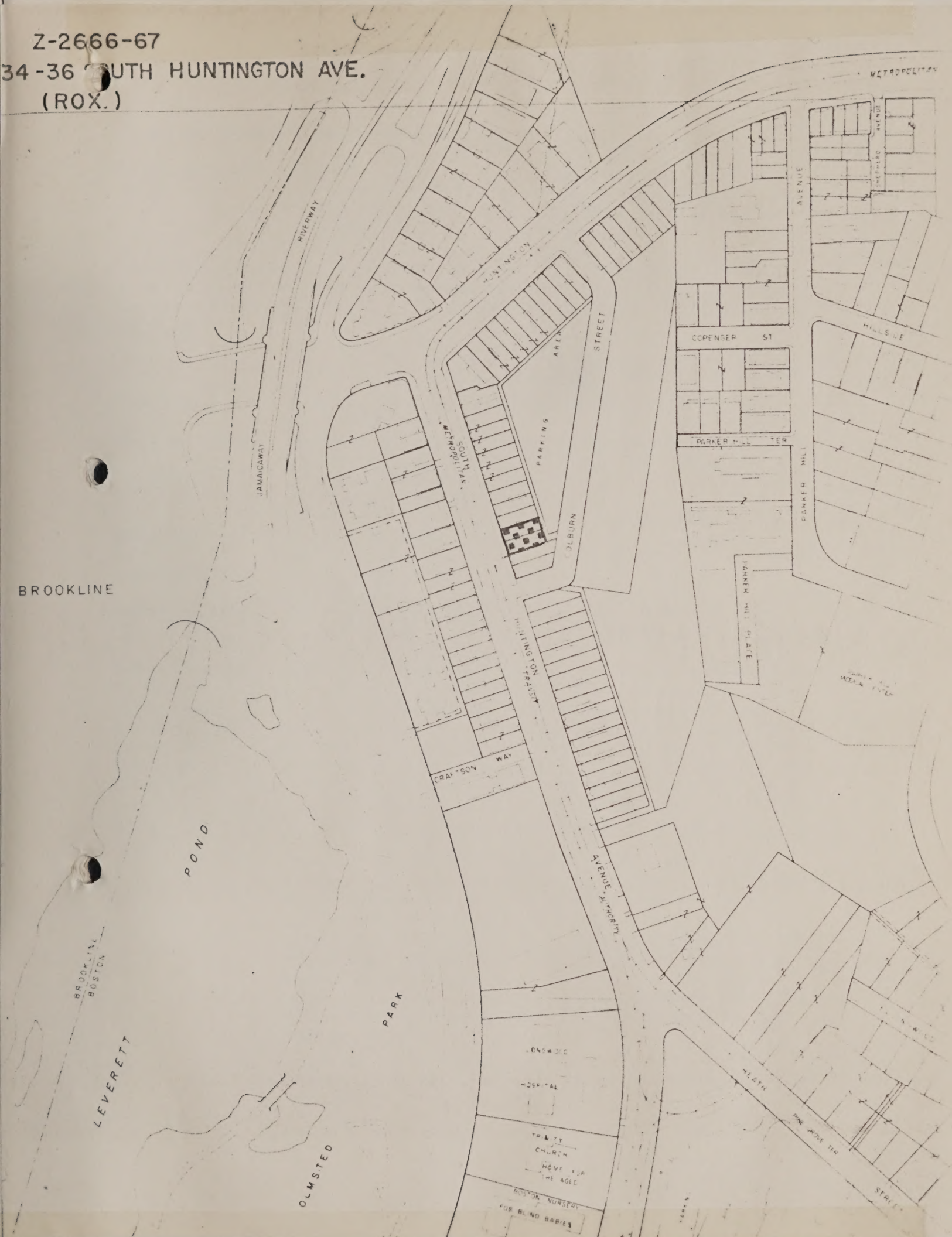
Section 8-7. Any dwelling converted for more families which meets one half the requirements of open space is conditional in an H-2 district.

The properties, located on South Huntington Avenue near the intersection of Huntington Avenue, contain two, three-story row structures. The additional units would only intensify congested curb parking conditions. Rehabilitation of the existing six units would be more appropriate and provide needed family housing in this area. Recommend denial as submitted.

VOTED: That in connection with Petitions Nos. Z-2666-2667, brought by Marcol Realty Trust, Joseph J. Colucci and Vincent Marino, 34 & 36 South Huntington Avenue, Roxbury, for two conditional uses to combine buildings and change occupancy from six apartments and eighteen lodgers to 16 apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial as submitted. The additional units would only intensify congested curb parking conditions. Rehabilitation of the existing six units would be more appropriate and provide needed family housing in this area.

Z-2666-67

34-36 SOUTH HUNTINGTON AVE.
(ROX.)



BROOKLINE

Board of Appeal Referrals 1/11/73

Hearing Date: 1/23/73

Petition No. Z-2671
John R. Boulger
41 Moreland Street
West Roxbury

Petitioner seeks a forbidden use and five variances to erect a 2½ story frame six unit apartment structure in a single family (S-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7.	A multi family dwelling is forbidden in an S-.5 district.	
Section 10-1.	Parking is not allowed in required front yard nor within five feet of side lot line.	
Section 14-2.	Lot area for additional dwelling unit is insufficient.	
	4000 sf/du	717 sf/du
Section 14-4.	Street frontage is insufficient.	
	60 ft.	55 ft.
Section 19-1.	Side yard is insufficient.	
	12 ft.	6 ft.
Section 20-1.	Rear yard is insufficient.	
	50 ft.	42 ft.

The property, located on Moreland Street near the intersection of Laurie Avenue, contains 9,585 square feet of vacant land. It is abutted by a City of Boston Public Works garage and storage yard, a woodworking shop and lumber yard. Petitioner proposes to construct six studio apartments including two in the basement. The staff would be amenable to four apartments eliminating the basement units. The proposal would create a "buffer" between the commercial facilities and the residential area. Recommend approval of four apartments with design review.

VOTED: That in connection with Petition No. Z-2671, brought by John R. Boulger, 41 Moreland Street, West Roxbury, for a forbidden use and five variances to erect a 2½ story frame six unit apartment structure in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval of four units provided that none are located in the basement and that all plans are submitted to the Authority for design review.

125-2

1 MORELAND ST.

(W. R.)

Board of Appeal Referrals 1/11/73

Hearing Date: 1/30/73

Petition No. Z-2674
John F. O'Neil
720 Gallivan Boulevard
Dorchester

Petitioner seeks a conditional use and a variance to erect a gas service station in a local business (L-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A gas service station is conditional in an L-.5 district.		
Section 18-1. Front yard is insufficient.	15 ft.	0

The property, located on Gallivan Boulevard, between Hallet Street and Sylvester Road, contains a gas service station which would be replaced by a new facility. There is no objection provided the proposal complies with the Board of Appeal guidelines for gas service stations. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2674, brought by John F. O'Neil, 720 Gallivan Boulevard, Dorchester, for a conditional use and a variance to erect a gas service station in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided the facility complies with the Board of Appeal guidelines for gas service stations.

Z-2674
720 GALLIVAN BLVD.
(DOR.)

NEPON

AVE.



PIERCE

OAKTON

TONIN

Board of Appeal Referrals 1/11/73

Hearing Date: 1/30/73

Petition No. Z-2675
Shell Oil Company
1039-1051 Blue Hill Avenue
Mattapan

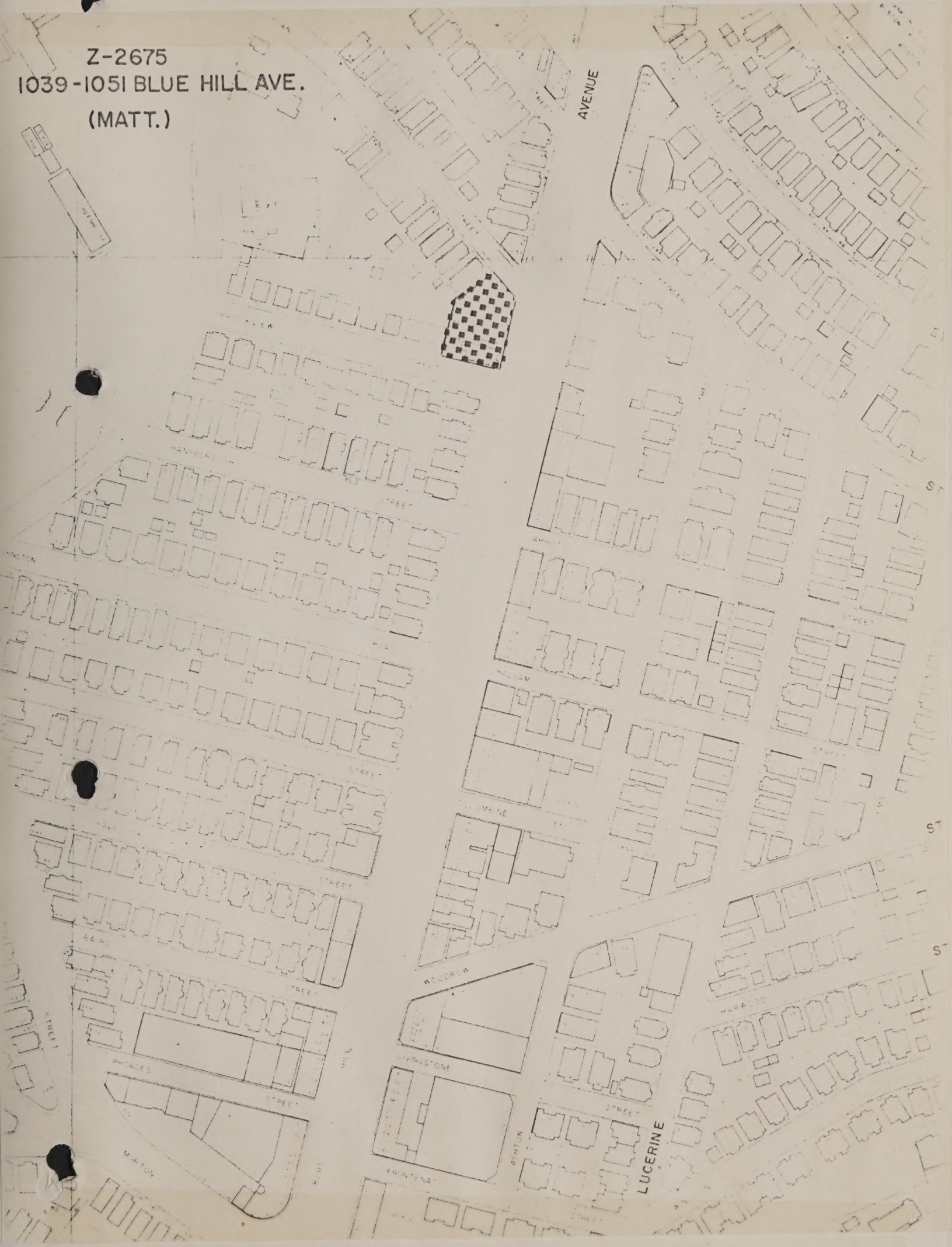
Petitioner seeks a conditional use and a variance to erect a gas service station in a local business (L-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A gas service station is conditional in an L-1 district.		
Section 18-1. Front yard is insufficient.	10 ft.	8 ft.

The property, located on Blue Hill Avenue between Brookview and Fabyan Streets, contains three frame dwellings. The proposed facility would be contrary to local objectives to upgrade the neighborhood and would require the demolition of three dwellings located in a predominantly residential neighborhood for a use which would be more suitable in a highway commercial area. Access and egress on two residential streets would create a safety hazard and adversely effect adjacent dwellings. Conditional use requirements have not been met. Recommend denial.

VOTED: That in connection with Petition No. Z-2675, brought by Shell Oil Company, 1039-1051 Blue Hill Avenue, Mattapan, for a conditional use and a variance to erect a gas service station in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. The proposed facility would be contrary to local objectives to upgrade the neighborhood and would require the demolition of three dwellings in a predominantly residential neighborhood for a use which would be more suitable in a highway commercial area. Access and egress on two residential streets would create a safety hazard and adversely effect surrounding dwellings. Conditional use requirements have not been met.

Z-2675
1039-1051 BLUE HILL AVE.
(MATT.)



Board of Appeal Referrals 1/11/73

Hearing Date: 1/30/73

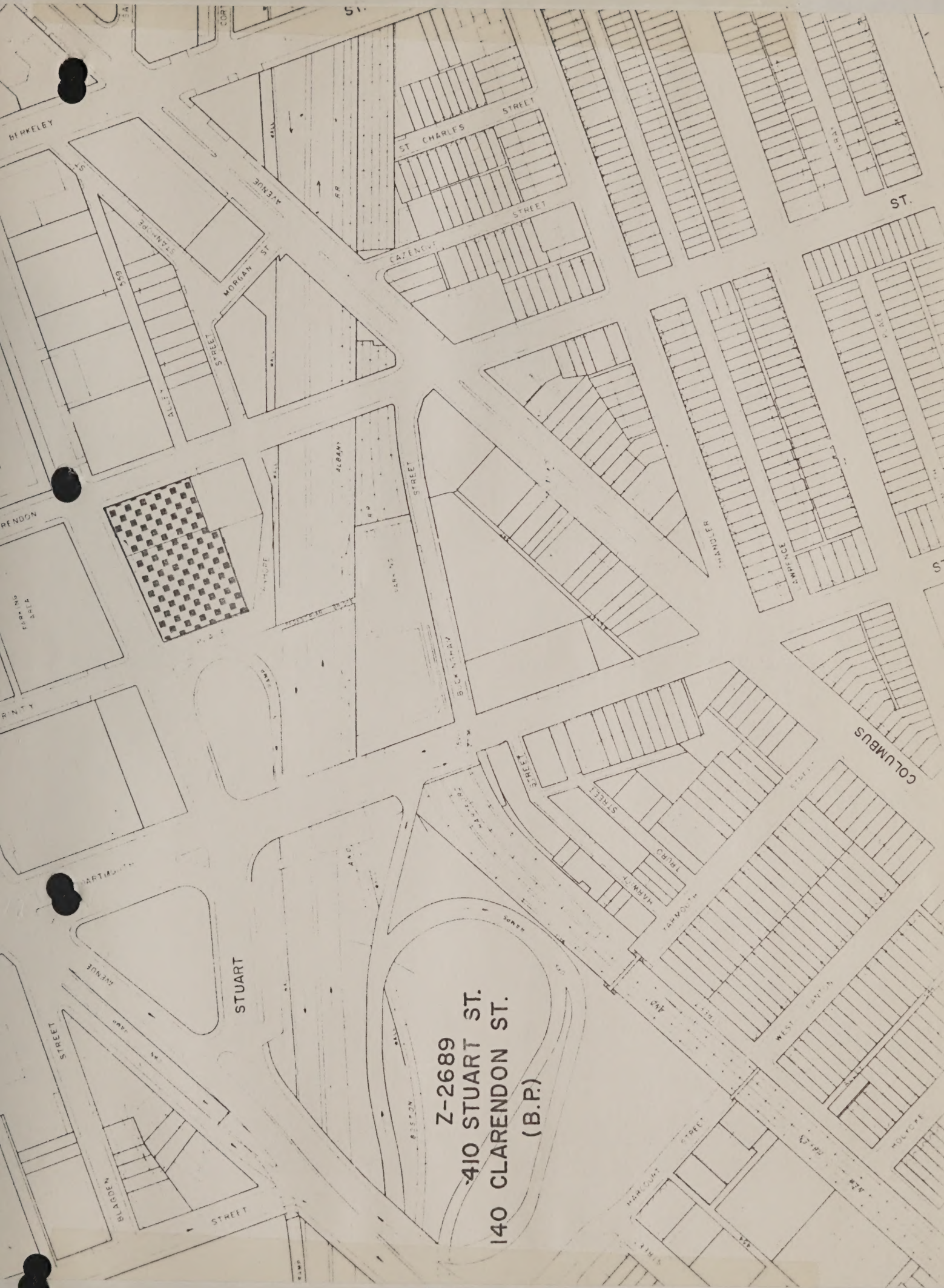
Petition No. Z-2689
Boston Young Women's Christian
Association
410 Stuart & 140 Clarendon Streets
Boston

Petitioner seeks a variance for a change of occupancy from 170 lodgers to 85 apartments in a general business (B-8) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 17-1. Open space is insufficient.	50 sf/du	14 sf/du

The property, located at the intersection of Stuart and Clarendon Streets, contains a thirteen story masonry structure. The existing lodging units of bedroom and bath would be converted to apartment units of living room, bedroom, bath and kitchenette. Recreational activities (including tennis, golf and swimming) available within the building tend to mitigate the open space deficiency. Rehabilitation would improve the quality of the structure and living environment. Recommend approval.

VOTED: That in connection with Petition No. Z-2689, brought by Boston Young Women's Christian Association, 410 Stuart & 140 Clarendon Streets, Boston, for a variance for a change of occupancy from 170 lodgers to 85 apartments in a general business (B-8) district, the Boston Redevelopment Authority recommends approval. Recreational activities available within the building tend to mitigate the open space deficiency. Rehabilitation would improve the quality of the structure and living environment.



Z-2689
410 STUART ST.
140 CLARENDON ST.
(B.P.)

